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**TRANSFER
TAX
PAID**

TO HAVE AND TO HOLD the same, together with all the privileges and appurtenances thereunto belonging, to the said A.J.W. ASSOCIATES, its successors and assigns forever.

AND, the said Grantor corporation does COVENANT with the said A.J.W. ASSOCIATES, its successors and assigns, that it will WARRANT AND DEFEND the premises to the said Grantee, its successors and assigns forever, against the lawful claims and demands of all persons claiming by, through or under it.

IN WITNESS WHEREOF, the said ZAYRE SECOND REALTY CORP. has caused this instrument to be sealed with its corporate seal and signed in its corporate name by Earl Spector, its Vice President, thereunto duly authorized, this 9th day of January, 1989.

Signed, Sealed and Delivered
In the Presence of:

Robert A. Werner
Robert Werner

ZAYRE SECOND
REALTY CORP.

By: Earl Spector
Its Vice President

STATE OF CONNECTICUT) ss. Rocky Hill
COUNTY OF HARTFORD)

January 9, 1989

Then personally appeared the above named EARL SPECTOR, Vice President of said Grantor Corporation as aforesaid, and acknowledged the foregoing instrument to be his free act and deed in his said capacity, and the free act and deed of said Corporation, before me.

Kristine Grocki
KRISTINE GROCKI
Notary Public

0301B

My Commission Expires Mar. 31, 1953



EXHIBIT A

The following described real estate situated in the City of Waterville, County of Kennebec, State of Maine, bounded and described as follows:

Beginning at a point which is ninety (90) feet easterly of the easterly line of Elm Street and two hundred seventy-nine and eighty-five hundredths (279.85) feet northerly of the south line of Spring Street measured along a line parallel to Elm Street, which point is also thirty-seven (37) feet westerly of the northwest corner of property of Cottle Realty Company measured along a continuation of Cottle Realty Company's north line; thence north forty-five (45) degrees east parallel to and ninety (90) feet easterly of the east line of Elm Street; a distance of forty-five (45) feet; thence south forty-five (45) degrees east ten (10) feet; thence North forty-five (45) degrees east one hundred twenty-six and five tenths (126.5) feet; thence north forty-five (45) degrees west ten (10) feet; thence north forty-five (45) degrees east eleven and five tenths (11.5) feet; thence south forty-five (45) degrees east two hundred (200) feet; thence south forty-five (45) degrees west two hundred fifty (250) feet; thence north forty-five (45) degrees west two hundred ten (210) feet to the point of beginning.

Being the same premises as shown as Zayre's on "Survey of a portion of Charles Street Urban Renewal Project ME R6 Waterville, Maine" as drawn by Richard Carey, Surveyor, dated March 6, 1967, and recorded in the Kennebec County Registry of Deeds in Book 32, Page 60.

Together with and subject to the following rights, easements and agreements:

1. Rights and easements and or terms and conditions set forth in Parts I and II of an Agreement between the Waterville Urban Renewal Authority (WURA) and Cottle Realty Co. dated May 11, 1966 and recorded in said Registry in Book 1430, Page 817.
2. Rights and easements and or terms and conditions as set forth in a deed from Waterville Urban Renewal Authority (WURA) to Cottle Realty Co. dated November 3, 1966 and recorded in said Registry in Book 1430, Page 927.
3. Rights and easements and or terms and conditions as set forth in Parts I and II of an Agreement between Waterville Urban Renewal Authority (WURA) and Zayre Third Realty Corp. dated December 12, 1966. Said Part I and said supplemental agreement are recorded in said Registry in Book 1439, Page 512, and said Part II is the same as the Part II of the agreement described in paragraph 7 hereof.
4. Rights and easements and or terms and conditions as set forth in deed from Waterville Urban Renewal Authority (WURA) to Zayre Third Realty Corp. dated April 13, 1967 and recorded in said Registry in Book 1439, Page 547.
5. Terms and conditions of a Party Wall Agreement between Zayre Third Realty Corp. and Cottle Realty Co. dated April 10, 1967 and recorded in said Registry in Book 1439, Page 558.

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